

Town Planning 4/1349/82

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Briggs Tranter Developments Ltd
33 Evans Avenue
Leavesden Green
Watford
Herts

Alan J Warman B.ARCH. RIBA
53 Endell Street
Covent Garden
London

Erection of 63 flats, access road etc.

at land rear of 92-108 Wood Lane End
Hemel Hempstead

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 9th November 1982 and received with sufficient particulars on 9th November 1982 (as amended on 5th January 1983) and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (3) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by the Local Planning Authority, and the development hereby permitted shall be carried out in the materials so approved.
- (4) Facilities for archaeological excavation consistent with the proposed development and the right of regular access to the site before the construction of the proposed buildings for the making of archaeological records by persons authorised by the Local Planning Authority shall be provided in accordance with a timetable and scheme agreed in writing with the Local Planning Authority prior to commencement of any works on the site authorised by this permission.

- (5) No work shall be started on the development hereby permitted until details shall have been submitted to the Local Planning Authority of
- (a) refuse collection and general storage arrangements;
 - (b) treatment of boundaries including fencing/walling/hedging to boundaries of individual dwelling units
- (6) None of the dwellings hereby permitted shall be occupied until the details submitted in accordance with condition (5) hereof shall have been submitted to and approved by the Local Planning Authority and the details as approved

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The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) To maintain and enhance visual amenity.
- (3) To ensure satisfactory appearance.
- (4) To enable the Local Planning Authority to maintain proper control over the development and avoid damage to this scheduled ancient monument.
- (5) To ensure the proper development of the site.
- (6) To ensure the proper development and use of the site.
- (7) To ensure the proper and satisfactory layout and development of the site.
- (8) To ensure proper development of the site and in the interest of general amenity.
- (9) To ensure proper development and in the interests of road safety.
- (10) To ensure proper development and in the interests of road safety.
- (11) In order to safeguard future development of adjoining land.
- (12) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (13) To ensure proper development and future use of the site.
- (14) In the interests of visual amenity.
- (15 and 16) To accord with the adopted policy of the Council and in the interests of the amenities of the locality.

Dated.....day of.....19.....

Signed.....

Designation

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

shall be retained and permanently maintained to the reasonable satisfaction of the Local Planning Authority.

- (7) The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any subsequent amendment thereto) and before any work is commenced on the development hereby permitted, full details of such road works shall be submitted to and approved by the Local Highway Authority.
- (8) The roads hereby permitted shall be laid out and substantially constructed to the reasonable satisfaction of the Local Planning Authority with the exception of final surfacing before the remainder of the development hereby permitted is commenced and shall be suitable to provide clear and convenient access to the residential units when they are ready for occupation.
- (9) The access roadway hereby permitted shall include:
 - (a) at its junction with Wood Lane End sight lines 2.4m x 70m with minimum kerb radii of 10.5m
 - (b) at the junction of the western spur road and eastern spur road; sight lines as hatched brown on plan 4/1349/82 (drawing no. 021/04A) within which there shall be no obstruction more than 600mm above carriageway level.
- (10) None of the residential units hereby permitted shall be occupied until the access roads, visibility sight lines and footways shown on plan 4/1349/82 (drawing no. 021/04A) shall have been provided and the items as approved shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (11) The land hatched orange on plan 4/1349/82 (drawing no. 021/04A) shall be reserved for future highway development and no fence, gate, wall, building, structure or other erection shall be constructed on the said land.
- (12) The development hereby permitted shall not be occupied until vehicle parking arrangements shown on plan 4/1349/82 (drawing no. 021/04A) shall have been provided and they shall be maintained at all times thereafter.
- (13) The existing building in the south-western corner of the site at the date of this permission shall be demolished and materials removed within 56 days of the first rateable occupation of any of the residential units hereby permitted situated immediately to the south of the existing squash club building.
- (14) Adequate arrangements shall be made to the satisfaction of the Local Planning Authority for the protection of all trees on the site which are to be retained (including the southern boundary line of trees and hedge) to prevent damage during constructional works. Any tree(s) damaged shall be replaced with tree(s) of such size and species and in such position as shall be agreed with the Local Planning Authority in the first planting season thereafter.

Conditions cont'd.

- (15) Before development is commenced full details of a scheme for the management and maintenance of the childrens play space shown hatched green on plan 4/1349/82 (drawing no. 021/04A) shall be submitted to and approved by the Local Planning Authority.
- (16) Within 6 months of the first rateable occupation of any part of the development hereby permitted, the play-space referred to in condition (15) hereof shall have been laid out and made available for use as a play area and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.

Dated.....6th.....day of.....January.....1983

Signed..........

Designation...CHIEF PLANNING OFFICER...